

Lane Cove North Consultation Report

618-624 Mowbray Road & 25-29 Mindarie St

September 2024



Acknowledgement of Country

Homes NSW acknowledges the Traditional Custodians of the lands where we work and live. We celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

We pay our respects to Elders past, present and emerging and acknowledge the Aboriginal and Torres Strait Islander people that contributed to the development of this Consultation Report.

We advise this resource may contain images, or names of deceased persons in photographs or historical content.

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Background

1.1 Purpose of this report

This report accompanies a detailed State Significant Development (SSD) application that seeks approval for construction of a residential 5 storey flat building with a total of 86 social and affordable housing apartments at 618-624 Mowbray Road and 25-29 Mindarie Street, Lane Cove North.

This report summarises the consultation and communication activities that have been undertaken in relation to the proposed development. It forms part of the Environmental Impact Statement (EIS) required for the SSD application and has been prepared in accordance with the requirements of the Department of Planning, Housing and Infrastructure (DPHI) as specified in the Secretary's Environmental Assessment Requirements (SEARs) for the project, issued on 18 June 2024.

The purpose of the consultation process was to ensure stakeholders and the community were informed about the proposal, and ensure they had the opportunity to provide feedback prior to the submission of the SSDA.

This report summarises the engagement undertaken for this stage of the proposed development by outlining:

- The SEARs for stakeholder and community consultation.
- The consultation process undertaken, including key feedback from stakeholders.

1.2 Secretary's Environmental Assessment Requirements

The industry-specific Secretary's Environmental Assessment Requirements (SEARS) for this State Significant Development were received from the Department of Planning, Housing and Infrastructure (DPHI) on 18 June 2024 and are outlined below. The engagement response to the SEARs can be found in sections 3 and 4 of this report. Engagement has been carried out in accordance with DPHI's Undertaking Engagement Guidelines for State Significant Projects.

An excerpt from the SEARs request can be found below:

Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:

- *the relevant Department assessment team.*
- *any relevant local councils.*
- *any relevant agencies.*
- *the community.*
- *if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.*

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The proposed development

2.1 Project context

Lane Cove is a leafy area on the Lower North Shore of Sydney, 9km north-west of the Sydney CBD. It occupies a peninsula on the northern side of Port Jackson at the opening of the Lane Cove River. Lane Cove North became a separate suburb on 20 January 2006. It sits within the Lane Cove LGA which encompasses just over 10 square kilometres in size and is bounded by Lane Cove River, the Pacific Highway, Mowbray, and Epping Roads.

Almost every part of the Lane Cove LGA is within 500 metres of bushland. This proximity to bushland defines the character of the municipality, creates a suburban identity, provides a bushland frame to many views, and makes Lane Cove an attractive place to live. Lane Cove has a shopping centre that includes a pedestrian plaza at the eastern end of Burns Bay Road.

The area which is now Lane Cove was originally inhabited by the Cam-mer-ray-gal Group of the Kuring-gai Aboriginal Tribe. The group, which inhabited the north shore of Port Jackson, was one of the largest in the Sydney area. The Cammeraygal people lived in the area until the 1820's.

Lane Cove North has a population of 11,773 people, comprising of a multicultural and socio-economically diverse community. As defined in the 2021 Census, approximately 47% of the Lane Cove North residents are born overseas and 56% have both parents born overseas. Only 0.4% of Lane Cove North residents are from Aboriginal or Torres Strait Islander backgrounds (compared with state average of 3.4%).

Around 71% of people in the Lane Cove North area live in apartments, which is over three times the state average, with only 23% living in a detached house (compared with 66% state average). Approximately 40% resident in a rental property (compared with 33% state average).

2.1.1 Lane Cove LGA social housing snapshot

- There are almost 240 social housing dwellings in the LGA.
- 66% of the priority waitlist is for 0-1 bed dwellings.
- 91% of social housing dwellings are units, with 77% of these aged between 30-60 years old,

2.2 The proposed site

The proposed 4,199m² site is zoned R4 medium density and comprises 7 existing dwellings in outdated 1950s cottages. These cottages are currently untenanted.

Located at the vibrant junction of Mowbray Road, Hatfield Street and Mindarie Street, this site sits within Lane Cove's ever-evolving urban panorama and is surrounded by five-storey residential buildings.

Both Mowbray Road and Mindarie Street have the potential for future development, adding to the dynamic character of the area. The surge in urban density in the area has been propelled by recent planning reforms and rezoning initiatives.

Strategically positioned, the site offers seamless access to a plethora of amenities, including the esteemed Mowbray Public School, a public park to the south of the site, shops, cafes, and markets. The site is well connected by public transport, with bus routes readily available and Lane Cove North Interchange just a short distance away which provides easy access to the Sydney CBD.



Figure 1: The corner of Mowbray Road and Hatfield Street



Figure 2: Mindarie Street opposite Mindarie Park



Figure 3: Map of surrounding area

2.3 The project scope

Homes NSW is proposing to build a new housing development consisting of 1 x 5 storey building. The proposed development comprises the construction of a new residential flat building to accommodate 86 social and affordable housing apartments, a communal room and basement car parking including excavation, tree removal and associated landscaping and public domain works.



Figure 4: Artist impression of the proposed development as presented at the Community Drop-In Session

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Communication and Engagement Strategy

3.1 Communication & Engagement Plan

A Communication and Engagement Plan for the Lane Cove North project was prepared in accordance with the Undertaking Engagement Guidelines for State Significant Projects and outlined the framing for engagement across all stakeholder groups through the planning, design, and delivery stages of the project.

The plan identifies a series of project milestones to act as trigger points for providing appropriate and timely engagement with key stakeholder groups.

3.1.1 Project Milestones and timeline

Milestone	Proposed timings
Release EOI of CHP partner to market	April 2024
Site surveys commence	June 2024
Release RFP of CHP partner to shortlisted EOI parties	July 2024
Design development	July-September 2024
SSD lodgement	October 2024
CHP contract award	October 2024
Response to submissions	December 2024
SSD approval	March 2025
Construction start (early works)	October 2025
Construction end	February 2027

3.2 Engagement objectives

The following engagement objectives have been identified for this proposal:

- Make sure identified relevant stakeholders hear about proposed redevelopments directly from Homes NSW.
- Provide open, inclusive timely and relevant information on the proposed development to key stakeholders including neighbouring residents and the local community.
- Raise general community awareness and understanding of the project and gain their support.
- Provide opportunities for community members and stakeholders to provide meaningful feedback on the proposal that will inform decision making.
- Provide clear information on the role of Homes NSW and other partners in delivering the project.
- Demonstrate the proposed impact of the project on the social housing waitlist in the area and the positive impact of new housing for people in need.

3.3 Engagement approach

The table below describes the engagement techniques and activities that have been used in this project and the strategic intent of each activity. Although the demographics of the local area are such that English is widely spoken at home, all public communication is written in plain English using simple, concise language to assist people of all ages and backgrounds to understand the intent of the engagement.

Engagement technique	Level of participation	Strategic intent
1800 Community Engagement phone line	Sharing information Consulting to collect information and insights	Respond to enquiries/ submissions
Homes NSW email service	Sharing information Consulting to collect information/ insights	Respond to enquiries/ submissions
Notifications	Sharing information	Update the local community on the status of the project and the potential impact to each stakeholder group. Provides details on information sources available and ways to provide feedback on the project. Notifications are distributed via post, email, doorknocks, or letterbox drops.
Community Drop-In Sessions	Sharing information Consulting to collect information/ insights	An opportunity for face-to-face engagement with residents and other stakeholders at key project milestones.
Information boards	Sharing information	Showcase relevant project information at Community Drop-In Sessions. Content visually presents the project design, location, and other relevant information.
Information handouts	Sharing information	Information for attendees at Community Drop-In Sessions to take home and read or share with their networks. Content includes project scope, design developments and FAQs to answer key questions and address potential issues.
Door knocks	Sharing information Consulting to collect information/ insights	Timely notification to nearby residents on the project. An opportunity to seek feedback and insights to help inform the project.
FAQs	Sharing information	Answer key stakeholder questions and address potential concerns/ issues.
Newsletters	Sharing information	Provide updates to the community and relevant stakeholders at key project milestones.
Government agencies and consultation groups	Sharing information Consulting to collect information/ insights Collaborating in decision making	Discuss and agree design intent and mitigations to address infrastructure impacts in the local area. Includes meetings, workshops, and direct correspondence throughout the project lifecycle.

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Engagement undertaken

4.1 Engagement tracker

The following sections outline the engagement conducted with internal and external stakeholder groups, including:

- Project working groups
- Government agencies
- Community and interest groups

Consultation with these groups has played a critical role in shaping the project's scope, ensuring that the development aligns with the needs of the Lane Cove community.

4.2 Project working group consultation

At the core of the planning and design processes are the project working groups. Regular collaboration with these groups has been instrumental in refining the project's design and scope, and their input will remain integral throughout all stages of the project.

Below is an overview of the key consultation activities conducted with the project working groups:

Meeting/ Consultation Group	Date/s	Agenda Items
Project Coordination Meetings Attendees: <ul style="list-style-type: none">- HNSW, Senior Development Manager (Major Projects)- HNSW, Principal Design Manger (HAFF Program)- DKO Architecture, Project Lead / Senior Associate- DKO Architecture, Graduate Architect- Land and Form, Senior Landscape Architect- Land and Form, Director- Other Project Consultants on an as required basis.	Weekly between June 2024 and September 2024	<ul style="list-style-type: none">- Project progress updates- Design coordination- Technical issues and challenges- Site coordination- Consultant reports- Risk management- Budget and cost updates- Program and schedule- Regulatory compliance- Client updates- Action items and next steps- General discussion
Project Review Committee - AM1	8 August 2024	Concept Design
Project Review Committee - AM1 Close out session	4 September 2024	Design sign off
Project Review Committee - AM2	3 October 2024	Pre-submission sign off

4.3 Government agency consultation

Government agencies have played a vital role in the planning and design process of this project.

Key stakeholders include:

- Lane Cove Council
- Government Architect NSW
- Transport for NSW (Transport Working Group)

- Sydney Water
- Ausgrid
- Member for Lane Cove (Anthony Roberts)
- Department of Planning, Housing and Infrastructure (DPHI)

The table below summarises the key consultation activities conducted, as required by the SEARs.

Stakeholder	Feedback topics	Outcomes
Lane Cove Council		
Meeting 1 - Re: Pre-briefing of project - 27 May 2024	- General Introduction and contacts for each department. - Briefing of SSDA proposal	- Agreed engagement between Lane Cove Council & Homes NSW
Meeting 2 - Project update - 6 August 2024	- Planning control summary provided. - Design evolution presented by architect. - Waste management/ collection/ general infrastructure strategies presented. - Stormwater diversion and flood impacts discussed. - Public domain presented and landscape strategy discussed. - General matters.	- Stormwater comments re bends in pipe and considerations to overland path spill into the neighbouring properties was incorporated into the Water Management Plan. - Council confirmed on 15 August that the proposed waste collection strategy and assumed waste truck size is acceptable (subject to review of final drawings)
Email correspondence - 14 August 2024	- Council advised of their plans to upgrade the crossing on the corner of Hatfield Street and Mindarie Street.	- Incorporated into the Architectural and Landscape designs.
Meeting 3 - 25 September 2024	- Final pre-SSDA lodgement presentation addressing key design outcomes such as carparking, water management plan, ESD initiatives, services, landscaping, architecture, bulk and scale, impacts to park and neighbours, statutory planning and compliance, development contributions, community engagement feedback, and next steps.	- Council provided mark-up on the stormwater diversion strategy on 27/09/24. However, significant coordination with Sydney Water is still needed due to the proximity and interaction with a nearby sewer pipe, also proposed for diversion. Further consultation will occur once Sydney Water issues their Notice of Requirements, and the final location of both services can be confirmed at post-DA approval detailed design stage. - Development contributions remain to be determined.
Government Architect NSW		
Design Review #1 - 12 July 2024	Design review of the following aspects of the proposed development:	- Further details of panel commentary and design

Stakeholder	Feedback topics	Outcomes
Design Review #2 - 23 August 2024	<ul style="list-style-type: none"> - Connecting with Country. - Site strategy, connectivity, and landscape. - Architecture and amenity. - Sustainability, waste, and water management. 	responses provided as part of EIS section on Design Excellence.
Transport for NSW		
<ul style="list-style-type: none"> - Traffic - 13 September 2024 	<ul style="list-style-type: none"> - Email sent outlining the proposed development has minimal and negligible impact to the existing road network. 	<ul style="list-style-type: none"> - Transport for NSW responded on 23 September advising that the scale of the SSD does not fall under the definition of a traffic generating development under 2.122 of SEPP (Transport and Infrastructure) 2021. As such, a consultation session is not required prior to SSDA lodgement.
Sydney Water		
<p>Submitted Pressure and Flow Inquiry Applications for the site:</p> <ul style="list-style-type: none"> - 16 July 2024 	<ul style="list-style-type: none"> - Request to confirm the available watermain pressure and flow. 	<ul style="list-style-type: none"> - As below.
<p>Received Statements of Available Pressure and Flow from Sydney Water</p> <ul style="list-style-type: none"> - 30 July 2024 	<ul style="list-style-type: none"> - Expected maximum and minimum pressure was provided by Sydney Water. 	<ul style="list-style-type: none"> - Available pressure was factored into the Preliminary Hydraulic and Wetfire Engineering calculations and design. - Referral to Sydney Water statement has been referenced in the Infrastructure Delivery, Management and Staging Plan.
Ausgrid		
<p>Submission of Connection Application</p> <ul style="list-style-type: none"> - 12 September 2024 	<ul style="list-style-type: none"> - Estimated maximum demand calculations generated by the development. - Proposed kiosk capacity, location diagram and description of development. 	<ul style="list-style-type: none"> - As below
<p>Received offer to provide design related services</p> <ul style="list-style-type: none"> - 16 September 2024 	<ul style="list-style-type: none"> - Provides guidance on how to develop a design that can be certified as Ready for Construction. - Determined that the installation of a Kiosk Type Substation is required. 	<ul style="list-style-type: none"> - Referral to Ausgrid Application / Offer has been referenced in the Infrastructure Delivery, Management and Staging Plan.
Member for Lane Cove (Anthony Roberts)		

Stakeholder	Feedback topics	Outcomes
Email correspondence - 21 August 2024	- Email sent providing the preliminary community notification and details of the Community Drop-In Session.	- Responded requesting a briefing be set up to discuss the project further.
Meeting - 3 September	- Project presented to Member for Lane Cove, Anthony Roberts. - Discussed feedback from the community to date.	- Member satisfied with proposal and the proposed community engagement activities.
DPHI	-	-
- 17 May 2024	- General Introduction and contacts for each department - Briefing of SSDA proposal	- Agreed engagement between DPHI & Homes NSW
- 26 June 2024 - 24 July 2024 - 21 August 2024 - 18 September 2024	Monthly meetings with DPHI Director and Assessment Teams to discuss: - Updates on program - Updates on engagement - Issue for clarification	- Confirmation of timings and process for lodgement - Clarification of any issues associated with SEARs
Pre-submission Briefing - 4 October 2024	- Presentation to DPHI, providing a high-level project overview / summary ahead of formal SSD Lodgement	- Final DA documentation to be submitted to DPHI for approval

4.4 Community consultation

Consultation with community stakeholders has helped to provide valuable local insights, identify potential concerns, and foster support for the project.

Key community stakeholder groups include:

- Local residents – particularly those living near the development site or with a direct line of view to the site (as shown on the map below)
- Local businesses
- Local Aboriginal Land Council (LALC) and Registered Aboriginal Parties
- Local schools



Figure 4: Scope of notification map

This table below provides a summary of the key consultation activities conducted with community stakeholder groups, as required by the SEARs.

Stakeholder	Activity	Outcomes
Local residents (see map above)	Notification letter distributed to 968 households. Details provided in the notification: <ul style="list-style-type: none"> - The project scope. - An artist impression of the proposed development. - Details of the submission process. - An invitation to attend a Community Drop-In Session on Tuesday 27 August. - Next steps and timings. 	<ul style="list-style-type: none"> - The community were notified of the proposed development, the upcoming Drop-In Session, and the submission process for providing feedback. - 93 submissions were received - Feedback topics are outlined in the table below.
	Community Drop-In Session <ul style="list-style-type: none"> - Date: Tuesday 27 August 2024 - Location: West Chatswood Community Facility, West Chatswood Library. 	<ul style="list-style-type: none"> - 33 people attended the session. - 13 post-it notes provided feedback.

Stakeholder	Activity	Outcomes
	<ul style="list-style-type: none"> - Residents registered their interest via QR code. - Information boards presented the project concept designs, scope and timeline to the community. - The Project Team was in attendance to answer questions. - Feedback forms were available to fill out and place in the feedback box. - A 'Have your say' noticeboard was available for attendees who provided feedback via post-it notes. - Handouts were available for attendees to take home. Included site location, proposed scope, proposed timeline, and FAQs. 	<ul style="list-style-type: none"> - The feedback topics are detailed in the table on page 19.
Local businesses	<ul style="list-style-type: none"> - Notification letter distributed to all businesses within the mapped area (as above) 	No concerns or issues raised
Local Aboriginal Land Council (LALC) and Registered Aboriginal Parties	<ul style="list-style-type: none"> - The consultation process to inform the Aboriginal Cultural Heritage Assessment Report (ACHAR) identified Aboriginal stakeholders in the region. - A site survey took place on Friday 28 June 2024. - Stakeholders were invited to attend a Walk on Country at Stringy Bark Creek Reserve on 19 July 2024. See section 4.4.1 below. 	<ul style="list-style-type: none"> - Recommendation to integrate meaningful landscape elements within the design development of the project.
Local school – Mowbray Public School	<ul style="list-style-type: none"> - Notification provided 	<ul style="list-style-type: none"> - Phone conversation with Mowbray Public School Principal suggested general support for the project. - The only concerns raised were surrounding construction mitigations which will be discussed further prior to construction commencement, if approved.
	<p>Homes NSW Director attended Mowbray Public School P&C Meeting on 10 September 2024.</p> <ul style="list-style-type: none"> - Presented the project scope and answered questions from the school parent community. 	<ul style="list-style-type: none"> - Some parents vocalised their support for the project. - Issues raised were consistent with feedback from attendees at the Community Drop-In Session and submissions received during the preliminary notification period.

Note: Please refer to Appendices A, B, and C for examples of communication materials issued for this project.

4.4.1 Aboriginal Engagement

Homes NSW recognises the importance of meaningful and ongoing consultation with Aboriginal knowledge holders and experts. This engagement helps to deepen understanding of the strong connection between Aboriginal peoples and the natural environment, which shapes their identity, culture, language, and way of life. A clear understanding of the importance of the Aboriginal cultural landscape is critical for creating culturally sensitive designs.

4.4.1.1 Site survey

A site survey took place on Friday 28 June 2024 which was attended by Artefact, a representative from the Metropolitan LALC, the Homes NSW Project Team, DKO Architecture representatives and the Land & Form landscape architect. Following the site walk, the Metropolitan LALC representative consulted with the LALC board and members and recommended a Walk on Country to engage a feel for Country and check for unregistered Aboriginal objects and possible Aboriginal places.



4.4.1.2 Walk on Country

A Walk on Country took place along Stringy Bark Creek from Stringy Bark Creek Reserve to Batten Reserve on 19 July 2024. The walk was attended by Aunty Pamela and Robert Young from Konangoo Aboriginal Heritage Services as well as representatives from Artefact, the Homes NSW Project Team, DKO Architecture and Land & Form landscape architects.

During the walk, the following cultural values were shared:

- Caring for Country
- Learning from Country
- Walking with the season
- Traditional use of local plants: Stringy bark, lomandra, grass tree,
- Angophora, young Eucalypt
- Habitat
- Desired project outcomes

Following the walk, the concept designs were presented to Konangoo for input and feedback and Aunty Pamela Young provided her initial thoughts on the designs.



4.5 Community Drop-In Session Feedback

A Community Drop-In Session was held on Tuesday 27 August 5pm – 7pm at the West Chatswood Community Facility. The local community was invited to attend through a preliminary notification letter that was distributed to 968 households and businesses in the area surrounding the proposed development site.

The low attendance rate (3% of households invited) demonstrated substantial community support, or impartiality, for the project.

The majority of attendees were local residents, with two candidates running in the Lane Cove and Willoughby council election also in attendance. The Homes NSW project team was on hand to provide details and answer questions from the community.

Information boards were on display at the session and handouts were available for attendees to take home. Feedback forms were on hand to gather valuable input from the community and A 'Have Your Say' noticeboard allowed attendees to leave their feedback via post-it notes.



The table below outlines the discussion topics and feedback from the Community Drop-In Session:

Stakeholder	Feedback topics
Local residents	<p>Comments around adding more social housing to the area:</p> <ul style="list-style-type: none"> - Social housing saturation in the immediate local area. - Suggested that social housing should move to alternate area of Sydney. - Negative social impact on the area. - Concern around anti-social behaviour of future tenants/ increase in crime rates. - Suggestion that it is unsafe to add social housing opposite a school/ Outside School Hours Care (OSHC) facility/ children's playground. - Concern around the impact on property prices.
	<p>Parking:</p> <ul style="list-style-type: none"> - Concern there is not enough carparking spaces provided in the plan. - Questioned why every unit isn't allocated parking. - Suggested that tenants will need a car as it is hard to get around the area. - Concern that there is limited parking in the surrounding streets.
	<p>Carpark entry point:</p> <ul style="list-style-type: none"> - Entry point is on a narrow street that already has access to a 2 storey carpark. - Queuing at intersection with Mowbray Road is already a problem.
	<p>Traffic:</p> <ul style="list-style-type: none"> - Concern development will increase traffic in congested area. - Concern around the safety of children with increased traffic in the area.
	<p>Limited public transport in the area:</p> <ul style="list-style-type: none"> - Suggested that the additional residents would put too much strain on the already limited public transport in the area. - Need for more buses.
	<p>Tenure split:</p> <ul style="list-style-type: none"> - Suggestion that 50% social is too high. - Request for 3-bedroom apartments as Lane Cove is a family area and the development is opposite a school and park.
	<p>Need for amenity in the area:</p> <ul style="list-style-type: none"> - Requests for shops and other amenities to be included in the development. - Residents reliant on cars to get to shops which increases traffic congestion. - Site would be better used for grocery shops, medical centre, and other amenities. - Support for the development but a shop would benefit the whole community. - Need amenities for those with mobility issues. - Suggested a shop would decrease traffic in the area.
	<p>Shadowing:</p> <ul style="list-style-type: none"> - Request to not build right to the corner of Hatfield and Mowbray Road - Diminishing sunlight for nearby residential buildings.

4.6 Submissions received

In response to the preliminary notification letter and the Community Drop-In Session, we received 93 submissions during the notification period (16 August to 6 September 2024). Feedback was provided by email to CommunityEngagement@homes.nsw.gov.au and by phone (1800 738 718).

It is important to note that of the 93 submissions, 77 community members specifically requested shops and amenities be included as part of the development. Of these, 46 submissions focused solely on this request, while 31 included additional feedback. This surge in submissions was driven by local councillors - one outgoing and two candidates in the upcoming election - who actively encouraged the community to submit their requests.

It is also important to note that one submission included a petition signed by 124 participants, many of whom also attended the Community Drop-In Session or submitted individual feedback. Issues raised in the petition are marked with asterisks in the table below.

The table below outlines the key themes that emerged through the submission process.

Stakeholder	Feedback topics
Local residents	<p>Comments around adding more social housing to the area:</p> <ul style="list-style-type: none"> - Social housing saturation in the immediate local area. - Suggestion Lane Cove has already met social housing requirements in the area. - Suggestion to include market housing or more affordable housing units to ensure the property has a diversity of owners.* - Negative social impact on the area.* - Concern around anti-social behaviour of future tenants/ increase in crime rates.* - Suggestion that it is unsafe to add social housing opposite a school/ Outside School Hours Care (OSHC) facility/ children's playground. - Property prices.
	<p>Comments around current social housing tenants in the area:</p> <ul style="list-style-type: none"> - Anti-social behaviour of current tenants. Suggestion that police regularly attend a nearby social housing complex.* - Visual impact issues (building maintenance).*
	<p>Parking:</p> <ul style="list-style-type: none"> - Concern there is not enough carparking spaces provided in the plan.* - Questioned why every unit isn't allocated parking. - Suggestion that tenants will need a car as it is hard to get around the area. - Concern that there is limited parking in the surrounding streets.
	<p>Carpark entry point:</p> <ul style="list-style-type: none"> - Entry point is on a narrow street that already has access to a 2 storey carpark.* - Queueing risk to children at approach to playground. - Queuing at intersection with Mowbray Road already a problem.*
	<p>Traffic:</p> <ul style="list-style-type: none"> - Concern development will increase traffic in congested area.* - No right turn signal at Centennial Avenue.* - Concern around the safety of children with increased traffic.
	<p>Limited public transport in the area:</p>

Stakeholder	Feedback topics
	<ul style="list-style-type: none"> - Suggestion the additional residents would too much strain on the already limited public transport in the area. - Only one bus shelter for westbound buses.* - Epping Road pedestrian bridge has no ramp access.* - Need for more buses.*
	<p>Tenure split:</p> <ul style="list-style-type: none"> - Suggestion that 50% social is too high.* - Request for private rentals. - Request for 3-bedroom apartments as Lane Cove is a family area and the development is opposite a school and park.*
	<p>Need for amenity in the area:</p> <ul style="list-style-type: none"> - 77 requests for shops and other amenities to be included in the development.* - Residents reliant on cars to get to shops which increases traffic congestion.* - Site would be better used for grocery shops, cafés, restaurants, pharmacy, health services, hairdresser, childcare centre, or gym.*
	<p>Proposed height and scale of development:</p> <ul style="list-style-type: none"> - Suggestion it is not in keeping with the area. - Suggestion that not in keeping with R4 zoning/ exceeds DCP and LEP height controls. - Concern will impede access to view for adjacent residential building. - Privacy concern for adjacent residential building. - Excitement to see the site being developed due to being vacant for some time.
	<p>Shadowing:</p> <ul style="list-style-type: none"> - Concern setback distance creates unacceptable shadowing for nearby properties and playground. - Request to not building right to corner on Hatfield & Mowbray Road. - Diminishing sunlight for nearby residential buildings.* - Concern the development will overshadow Mindarie Park.*
	<p>Construction impacts:</p> <ul style="list-style-type: none"> - Request for clear traffic management plan. - Suggested recent breaches of safety with other development projects. - Dust and debris. - Damaging roads and pathways. - Contaminated materials. - Noise. - Vibration. - Safety of school children and families.
	<p>Environmental impact:</p> <ul style="list-style-type: none"> - Construction activities nearby National Park could deter its use and disrupt ongoing regeneration efforts in the Salt Marsh area. - Questioned how development would preserve native trees.

5

Project response to feedback

Feedback received during the preliminary consultation period has been considered in the preparation of the Environmental Impact Statement (EIS). The table below summarises the key issues that emerged and the corresponding project response.

Key issues	Project response	Status	Relevant report
Local residents			
Concern around adding more social housing to the area	<p>Homes NSW is committed to addressing the social housing needs across NSW. The policy and planning team continually assesses the amount and condition of social housing in each local government area and the waiting list for social housing in the area.</p> <p>We rely on the land we already own to build new homes, rather than purchasing new sites.</p> <p>A significant proportion (77%) of social housing units in the area are aged dwellings built in the 1960s to 1990s, which are in need of significant renewal.</p>	Issue resolved – rational provided in strategic context in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Social Impact Assessment (SIA) - Section 2.3 of the EIS
Anti-social behaviour of social housing tenants	<p>Like other members of the community, most tenants are good neighbours and law-abiding people.</p> <p>The Community Housing Provider (CHP) who is selected to act as delivery partner and property manager for the proposed development will have in place a policy to address any disruptive behaviour.</p> <p>Maintenance concerns will also be managed by the CHP, who will have a dedicated phone line for the community once the development is complete.</p>	Issue ongoing. Residents still concerned about anti-social behaviour of tenants. These concerns are responded to in the SIA.	<ul style="list-style-type: none"> - Social Impact Assessment (SIA) - Section 6.19 of the EIS
Not enough carparking spaces provided in the proposed development	<p>The proposed development is designed in compliance with the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), which specifies the required number of parking spaces.</p> <p>According to the Housing SEPP, the parking requirement is set at 0.4 spaces per 1 bedroom unit and 0.5 spaces per 2 bedroom unit. A total of 4 car parking spaces including 2 visitor spaces is proposed, which exceeds the requirements in accordance with the Housing SEPP.</p> <p>As defined in the 2021 Census, in the Lane Cove LGA out of 261 social housing residences, 86 homes owned one vehicle and 8 homes owned 2 vehicles. No homes recorded ownership of more than 2 vehicles. This rate is significantly lower than requirements specified in the Housing SEPP.</p>	Issue resolved – rational provided in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Transport and Accessibility Impact Assessment - Section 6.8 of the EIS - Statutory Compliance Table.
Carpark entry point will cause queueing	The location of the proposed driveway along Hatfield Street has been carefully	Issue resolved – rational	<ul style="list-style-type: none"> - Traffic, Transport and

Key issues	Project response	Status	Relevant report
	<p>considered in light of traffic flow, proximity to traffic lights and bus stops along Mowbray Road and to ensure the safety of pedestrians and park users.</p> <p>The Traffic, Transport and Accessibility Impact Statement confirms that no adverse impacts are expected on Hatfield and the development is forecast to generate minimal trips resulting in eight trips in the morning and seven trips in the evening.</p>	provided in the EIS and supporting technical documents.	<p>Accessibility Impact Assessment</p> <ul style="list-style-type: none"> - Section 6.8 of the EIS - Statutory Compliance Table.
Development will increase traffic congestion in the area	<p>Homes NSW is required to source an independent traffic assessment that reports on the potential impact of the proposed development.</p> <p>This Traffic, Transport and Accessibility Assessment, which includes a Preliminary Construction Traffic Management Plan, and a Green Travel Plan, will be submitted as part of the State Significant Development Application (SSDA).</p> <p>Once submitted, it will be available to view on the Department of Planning, Housing and Infrastructure (DPHI) website.</p>	Issue resolved – rational provided in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Traffic, Transport and Accessibility Impact Assessment - Section 6.8 of the EIS - Statutory Compliance Table.
Tenure split – 50% social/ 50% affordable housing	<p>The Homes NSW policy and planning team continually assesses the amount and condition of social housing in each local government area and the waiting list for social housing in the area.</p> <p>The higher rental yield from the affordable housing in this development allows for a higher percentage of social housing to help address the significant demand for social housing in the Lane Cove LGA.</p>	Issue resolved	N/A
Negative impact on property prices	<p>The proposed development aims to meet the growing demand for social and affordable housing in the Lane Cove area.</p> <p>Our new homes across NSW are designed to blend into the community, helping to reduce the stigma associated with social housing while making a positive contribution to the area and streetscapes.</p> <p>There is no evidence to indicate that this development would negatively affect property values in the region.</p>	Issue resolved – rational in strategic justification / demand for social and affordable housing	<ul style="list-style-type: none"> - Social Impact Assessment (SIA) - Section 2.3 of the EIS
Request for 3-bedroom units to be included in the development	The proposed 1 bedroom and 2 bedroom units included in the development is based on need in the area. Currently 66%	Issue resolved – rational in strategic justification /	<ul style="list-style-type: none"> - Social Impact Assessment

Key issues	Project response	Status	Relevant report
	<p>of the priority waitlist is for 1 bedroom units.</p> <p>According to the Australian Institute Health and Welfare Assistance in 2024 report, 62% of all social housing tenants are female, 66% are aged 50 years or over (with tenants aged 75 and over the largest group) and 60% of households consist of a single adult.</p> <p>Building more 1 bedroom and 2 bedroom apartments will help to realign the social housing portfolio with the waitlist.</p>	demand for social and affordable housing	<ul style="list-style-type: none"> - Section 2.3 of the EIS -
Proposed height and scale of development	<p>The scale of the proposal is derived from the planning controls established in the Lane Cove LEP and Housing SEPP, as well as other site planning requirements including solar access and building separation requirements in the accordance with the Apartment Design Guide.</p> <p>The proposed development is consistent with the established high density residential character of the Mowbray Precinct and is of a similar scale to surrounding 5 storey residential developments.</p> <p>The proposed height of the building is compliant with the maximum building height and floor space ratio controls in accordance with the Housing SEPP and in fact, the proposal does not utilise the full permissible FSR under the Lane cove LEP, resulting in a smaller building envelope for the site.</p>	Issue resolved – rational provided in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Section 6.2 of the EIS - Design Report
Shadowing concerns	<p>The proposed development aims to minimise overshadowing impacts through its stepped building design, generous setbacks and building separation.</p> <p>However, due to the site’s southern orientation, some overshadowing is inevitable and unavoidable.</p> <p>Detailed design testing indicates that the proposed development will result an improved solar access outcome to Mindarie Park, compared to a compliant envelope.</p> <p>Planners/ Project Team – please add content here to address the concerns below:</p> <ul style="list-style-type: none"> - Suggestions the development will diminish sunlight for nearby residences and overshadow Mindarie Park 	Issue resolved – rational provided in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Section 6.3 of the EIS - Design Report

Key issues	Project response	Status	Relevant report
	<ul style="list-style-type: none"> - Concern setback distances create unacceptable shadowing. - Request to not build right to the corner of Hatfield and Mowbray Road. 		
Request for shops and other amenities	<p>Our mission at Homes NSW is to deliver quality homes and services that changes lives and ends homelessness. In a housing crisis we need more homes and that is our priority. We rely on the land we already own to build new homes, rather than purchasing new sites.</p> <p>The proposed development is for the purposes of addressing the increasing demand for social and affordable housing within the Lane Cove local government area. The inclusion of shops and other amenities would reduce the opportunity to provide quality social and affordable homes for people in need.</p> <p>In addition, retail generates higher volumes of traffic which pose greater risk to the safety of the community.</p> <p>The site is within walking distance to neighbourhood shops which are located approximately 200m from the site, on the corner of Mowbray Road and Wilandra Street, which includes a café, specialty butcher and greengrocer servicing the day to day needs of local residents.</p> <p>The site is also located 10 minutes by bus into Chatswood which is a major commercial and retail centre and includes a range of shops and services including Westfields.</p> <p>As a landholder in the area, Homes NSW would encourage a round table discussion with other key stakeholders about opportunities in the future to improve access to important amenities.</p>	Issue resolved – rationale provided in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Section 2.2.2 of the EIS
Concerns surrounding construction impacts	<p>During construction, traffic flow, construction noise, vibration, dust, and road access will be carefully managed to ensure neighbours experience minimal disruption.</p> <p>In addition, Homes NSW and the Community Housing Provider who is selected to act as delivery partner and property manager will work with Mowbray Public School to ensure the safety of children and families accessing the school.</p> <p>Prior to demolition works commencing, the Remedial Action Plan will be actioned to safely remove and dispose of</p>	Issue to be address in the construction management plan to be prepared by the appointed contractor prior to commencement of construction	<ul style="list-style-type: none"> - Preliminary Construction Traffic Management Plan in the Traffic, Transport and Accessibility Impact Assessment - Section 3.10 and Section 6.86 of the EIS

Key issues	Project response	Status	Relevant report
	<p>asbestos in accordance with SafeWork NSW practices.</p> <p>Prior to the commencement of construction, A Construction Management Plan will be prepared by the appointed contract prepared and will address the following:</p> <ul style="list-style-type: none"> - Construction hours - Material management - Construction traffic management - Health and safety - Equipment / materials storage and parking - Dust control measures - Methods for disposal of waste 		
Construction impact on National Park and native trees.	<p>A focus of the proposal has been to retain and protect as many high value native trees as possible.</p> <p>Existing trees to be retained and protected are predominately located to the southwest of the site including neighbouring trees along Mindarie Street, fronting Mindarie Park.</p> <p>An Arboricultural Assessment Report has been prepared as part of SSDA which provides a detailed assessment of all trees located on site and adjoining the property and outlines tree protection and management measures for tree removal and tree retention.</p>	Issue resolved – rational provided in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Arboricultural Assessment Report - Section 6.6 of the EIS
Limited public transport in the area	<p>There are two bus stops adjacent to the site. The site is well-positioned in terms of vehicular and public transport connectivity. Its street frontage along Mowbray Road, which connects to key transport routes including Epping Road and the Pacific Highway, provide easy access to the Sydney CBD and northwestern suburbs.</p>	Issue resolved – rational provided in strategic context in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Traffic, Transport and Accessibility Impact Assessment - Section 2.23 of the EIS.

6

Planned future engagement

In preparing the SSD application for the Lane Cove North development, the project team has fulfilled the consultation requirements outlined in the SEARS. This report demonstrates how Homes NSW has engaged with key stakeholders and how feedback has been considered.

The Homes NSW Project Team and Community Engagement team will continue to collaborate with stakeholders during the public exhibition period and throughout future stages of development and construction, should consent be granted. They will work in partnership with the successful CHP partner to ensure the development addresses the needs of the entire community.

The strategy for upcoming communication and engagement includes:

- Ongoing engagement with community stakeholders via the Community Engagement phone line and email.
- Consideration and response to all issues raised during the SSD exhibition process by the Project Team and Community Engagement team.
- Close collaboration with the successful CHP partner to actively engage with stakeholders once the SSD is approved, during the delivery and operational phases.
- Regular project updates delivered to the local community and key stakeholders by the CHP partner, in consultation with the Homes NSW Community Engagement team. This will include notifications, newsletters, and FAQs.
- Drop-In Sessions will be organised at key project stages as needed, ensuring all events are held in accessible spaces to support hard-to-reach groups, including older adults and people with disability.

The table below outlines key milestones for future engagement.

SSD lodgement	September 2024
Response to submissions	December 2024
SSD approval	March 2025
Construction start (early works)	October 2025
Construction delivery stages	October 2025 – January 2027
Construction nearing completion	End 2026
Construction end	February 2027

7

Appendices

7.1 Appendix A: Preliminary Notification Letter



Ref: D24/2186898

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed redevelopment at 618-624 Mowbray Road and 25-29 Mindarie Street, Lane Cove North.

Dear Resident(s),

I am writing to you from Homes NSW about a proposed housing development at 618-624 Mowbray Road and 25-29 Mindarie Street, Lane Cove North.

The proposed redevelopment

Homes NSW are proposing to build a new housing development consisting of 1 x 5 storey building, stepping down the gradient of the site.

The proposed development will include:

- 86 new high quality homes — 43 social units and 43 affordable units (available to households on very low to moderate incomes). This includes 38 x 1 bedroom units and 48 x 2 bedroom units.
- communal room for residents of the new development
- basement car parking and internal lifts
- landscaping across the site.



Artist impression of the proposed redevelopment. Subject to change.



We would like to hear from you

We are seeking your feedback and advice on anything you think will help inform the design for the new development, along with any other important local factors.

If you are of Aboriginal or Torres Strait Islander heritage, we would particularly like to hear your ideas on how to ensure cultural heritage is respectfully considered in the design and delivery of this project.

We will consider all suggestions to help inform the next phase of the project, which will focus on developing the detailed design.

How to give feedback

We invite you to contact the Homes NSW's Community Engagement Team via phone: **1800 738 718** (voicemail) or email: CommunityEngagement@homes.nsw.gov.au.

All feedback should be sent **by Friday 6 September 2024** to give us enough time to consider it. You will receive confirmation that your feedback has been received.

We also invite you to attend a **Community Drop-In Session on Tuesday 27 August** to meet the project team, provide feedback and ask questions on the project (details are available at the bottom of the page).

We look forward to hearing from you.

Next steps and future opportunities to provide feedback

Following the Community Drop-In Session, the project team will finalise and submit the State Significant Development (SSD) application for this project.

After the SSD application is lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year, it will be put on public exhibition and on the DPHI website and the community will have the opportunity to make submissions directly to DPHI at that time.

Homes NSW is currently going through the process of selecting a Community Housing Provider to act as a future delivery partner and property manager for the proposed development, if approved.

Community Drop-In Session – Tuesday 27 August 2024

You are invited to attend a Community Drop-In Session to find out more about the proposed redevelopment, the project timeline, and the next steps. You will be able to speak with the project team to provide feedback and ask questions about the project:

Date: Tuesday 27 August 2024
Time: 5pm – 7pm
Venue: West Chatswood Library
565 Mowbray Road
LANE COVE NORTH
Parking: Parking is available in Felton Avenue.
RSVP: We ask that you register your interest in attending this session by scanning the QR code on the right.



7.2 Appendix B: Information boards displayed at the Community Drop-In Session

About Homes NSW

Our vision is to deliver quality homes and services that change lives and end homelessness.

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NDIS and Homelessness NSW (HNW) and the NSW Aboriginal Housing Office (NAHO) and key service providers to deliver a new model of housing and homelessness services.



For more information, visit our website www.nsw.gov.au/homes-nsw



What is social and affordable housing?

Social and affordable housing are types of rental housing for members of the community who cannot meet their housing needs in the private rental market.



What is social housing?

Social housing is government subsidised, long-term rental housing for people with very low income and/or other needs. Housing need may include homelessness, disability, family violence or other needs.

Social housing is managed by a government provider and is subsidised housing for people with a social housing need.

Approved social housing providers include:



What is affordable housing?

Affordable housing is rental housing available to very low to moderate income households. It is priced so that these households can afford to rent and pay their costs such as electricity, gas, water, and council rates.

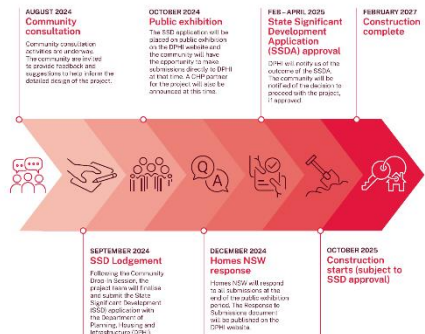
Affordable housing is managed by a private or community provider and is not subsidised by the government.



Project timeline

What has happened so far?

Homes NSW is currently going through the process of appointing a Community Housing Provider (CHP) as a future delivery partner and property manager for the proposed development. The project has been undergoing preliminary development and site work since the start of the project for submitting the State Significant Development Application.



The proposed redevelopment site

618-624 Mowbray Road and 25-29 Mindarie Street, Lane Cove North

The proposed redevelopment site is bounded to the north by Mowbray Road, to the south by Mindarie Street and to the east by Hatfield Street.



Project overview

The proposed redevelopment

Homes NSW are proposing to build a new housing development consisting of 1 x 5 storey building.

The proposed development will include:

- 86 new high quality homes – 43 social units and 43 affordable units (available to households on very low to moderate income). This includes 38 x 1 bedroom units and 48 x 2 bedroom units.
- communal room for residents of the new development
- basement car parking and internal lifts
- landscaping across the site.



Project timeline

What has happened so far?

Homes NSW is currently going through the process of selecting a Community Housing Provider to act as a future delivery partner and property manager for the proposed development.

The project team have been undertaking geotechnical, environmental and site surveys of the proposed site in preparation for submitting the State Significant Development Application.

AUGUST 2024
Community consultation

Community consultation activities are underway. The community are invited to provide feedback and suggestions to help inform the detailed design of the project.

OCTOBER 2024
Public exhibition

The SSD application will be placed on public exhibition on the DPHI website and the community will have the opportunity to make submissions directly to DPHI at that time. A CIP partner for the project will also be announced at this time.

FEB - APRIL 2025
State Significant Development Application (SSDA) approval

DPHI will notify us of the outcome of the SSDA. The community will be notified of the decision to proceed with the project, if approved.

FEBRUARY 2027
Construction complete

SEPTEMBER 2024
SSD Lodgement

Following the Community Drop-In Session, the project team will finalise and submit the State Significant Development (SSD) application with the Department of Planning, Housing and Infrastructure (DPHI).

DECEMBER 2024
Homes NSW response

Homes NSW will respond to all submissions at the end of the public exhibition period. The Response to Submissions document will be published on the DPHI website.

OCTOBER 2025
Construction starts (subject to SSD approval)

Frequently asked questions

Why are we proposing to redevelop this site?

The proposed redevelopment will help address the increasing demand for social and affordable housing within the local government area and across NSW.

The Homes NSW owned sites selected for renewal are chosen because they are close to transport, shops, services, and have redevelopment potential.

What is the quality of homes being delivered?

Our new developments are well designed and built modern homes with landscaped gardens that make a positive contribution to the existing streetscape and help reduce the stigma of living in social housing.

What is social housing?

Social housing is government subsidised, long-term, rental housing for people on very low incomes with a housing need. Housing need may include homelessness, experience of family violence or other complex needs such as medical or age-related support needs. People accessing social housing are very unlikely to be able to afford private rental accommodation.

Social housing includes public housing managed by Homes NSW, community housing managed by a non-government provider and housing for Aboriginal and Torres Strait Islander people.

What is affordable housing?

Affordable housing is rental housing available to very low to moderate income households. It is priced so that these households are also able to meet other basic living costs such as food, clothing, transport, energy, medical care, and education.

Affordable housing is managed more like a private rental property, but there are eligibility criteria and the managers are mostly not for profit community housing providers (CHPs). Households do not have to be eligible for social housing to apply for affordable housing, though people who are eligible for social housing may also be eligible for affordable housing properties.

How can I provide feedback on the project?

We are seeking your feedback and advice on anything you think will inform the design for the new development, along with any other important local factors.

If you are of Aboriginal or Torres Strait Islander heritage, we would particularly like to hear your ideas on how to ensure cultural heritage is respectfully considered in the design of the project.

We will consider all suggestions to help inform the next phase of the project, which will focus on developing the detailed design.

We invite you to provide feedback to the Homes NSW Community Engagement Team via phone: 1800 738 718 (voicemail) or email: CommunityEngagement@homes.nsw.gov.au

After the State Significant Development (SSD) application is lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year, it will be put on public exhibition and on the DPHI website and the community will have the opportunity to make submissions directly to DPHI at that time.

How can I find out more about Homes NSW

If you would like to know more about Homes NSW visit our website at www.nsw.gov.au/homes-nsw

The proposed redevelopment site

618-624 Mowbray Road and 25-29 Mindarie Street, Lane Cove North

The proposed redevelopment site is bounded to the north by Mowbray Road, to the south by Mindarie Street and to the east by Hatfield Street.



Project overview

618-624 Mowbray Road and 25-29 Mindarie Street, Lane Cove North

The proposed redevelopment

Homes NSW are proposing to build a new housing development consisting of 1 x 5 storey building.

The proposed development will include:

- 86 new high quality homes – 45 social units and 41 affordable units (available to households on very low to moderate incomes). This includes 38 x 1 bedroom units and 48 x 2 bedroom units.
- communal room for residents of the new development
- basement car parking and internal lifts
- landscaping across the site.



4 Parramatta Square
12 Darcy Street
Parramatta NSW 2124

Locked Bag 5022
Parramatta NSW 2124

Office hours:
Monday to Friday
9am to 5pm

T: 1800 738 718 (voicemail)
E: CommunityEngagement@homes.nsw.gov.au
W: nsw.gov.au/homes-nsw

